

166.0

0004

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

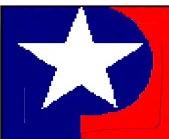
805,800 / 805,800

USE VALUE:

805,800 / 805,800

ASSESSED:

805,800 / 805,800


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
30		CLIFF ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: VANDERPILE KURT H & MELINA A	
Owner 2:	
Owner 3:	
Street 1: 30 CLIFF ST	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02476		Type:

PREVIOUS OWNER
Owner 1: DOBBS J NORMAN--ETAL -
Owner 2: JARZAVEK JOHN B -
Street 1: 30 CLIFF ST
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains .172 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1912, having primarily Stucco Exterior and 1910 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Exempt
Flood Haz: Topo
D Street
s Gas:
t

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment
2/12/2018 200 Add Bath 33,000 C

ACTIVITY INFORMATION
Date Result By Name
7/19/2018 MEAS&NOTICE CC Chris C
7/3/2012 Left Notice JBS JOHN S
10/15/2011 MLS EMK Ellen K
10/24/2008 Meas/Inspect 345 PATRIOT
1/21/2000 Inspected 276 PATRIOT
12/17/1999 Mailer Sent
12/7/1999 Meas. Denied 243 PATRIOT
7/23/1993 AJS
Sign: VERIFICATION OF VISIT NOT DATA / / /

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl Appraised Alt Spec J Fact Use Value Notes
Code Description Fact PriceUnits Units Factor Value Price Adj Neigh Influ Mod Infl 1 % Infl 2 % Infl 3 % Value Class % Land Code
101 One Family 7500 Sq. Ft. Site 0 70. 0.86 8

101 One Family 7500 Sq. Ft. Site 0 70. 0.86 8	451,500	451,500
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 97 - Tudor	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Good	A HBth:	Rating:							
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 6 - Stucco	Sec Wall:	OthrFix:	Rating:	RESIDENTIAL GRID																
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE	View / Desir:	OTHER FEATURES	Kits: 1 Rating: Good	A Kits:	Rating:	Fpl: 1 Rating: Average	WSFlue:	Rating:	1st Res Grid Desc: Line 1 # Units 1	Level	FY LR DR D K FR RR BR FB HB L O	4 SFL 6 FFL	22							
GENERAL INFORMATION	Grade: C+ - Average (+)	Year Blt: 1912	Eff Yr Blt:	CONDO INFORMATION	Location:	Total Units:	Floor:	% Own:	Name:	Other	Upper	Lvl 2	Lvl 1	Lower	28							
Alt LUC:	Alt %:	Jurisdct:	Fact: .	DEPRECIATION	Phys Cond: AV - Average 31%	Functional:	Economic:	Special:	Override:	Exterior:	No Unit	RMS	BRS	FL	UAT	HST						
Const Mod:	Lump Sum Adj:			CALC SUMMARY	Total: 31%	Const Adj.: 1.04833567	Adj \$ / SQ: 169.793	Other Features: 83000	Grade Factor: 1.10	NBHD Inf: 1.00000000	Interior:	1	6	2		FFL	FFL					
INTERIOR INFORMATION	Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Sec Int Wall:	COMPARABLE SALES	Basic \$ / SQ: 135.00	Size Adj.: 1.19973826	Adj \$ / SQ: 169.793	WtAv\$/SQ:	AvRate:	Ind.Val	Additions:	Kitchen:	Baths:	Totals	SFL	SFL						
Partition: A - Typical	Prim Floors: 3 - Hardwood	Sec Floors: 4 - Carpet 15%	Bsmnt Flr: 12 - Concrete	Rate	Parcel ID	Typ	Date	Juris. Factor:	Before Depr:	186.77	Plumbing:	Electric:	Heating:	General:	BMT	BMT						
Subfloor:	Bsmnt Gar:	Electric: 3 - Typical	Insulation: 2 - Typical	Adj Total: 508231	Depreciation: 157552	Final Total: 350700	Val/Su Net: 120.02	Special Features: 0	Val/Su SzAd	183.61					UAT	UAT						
Int vs Ext: S	Heat Fuel: 2 - Gas	Heat Type: 3 - Forced H/W	# Heat Sys: 1	Depreciated Total: 350680											HST	HST						
Mobile Home	Make:	Model:	Serial #:	Year:	Color:	SUB AREA								SUB AREA DETAIL								
SPEC FEATURES/YARD ITEMS												PARCEL ID 166.0-0004-0005.0										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
2	Frame Shed	D	Y	1	6X8	A	FR	1980	0.00 T	39	101											
3	Garage	D	Y	1	12X19	A	AV	1920	25.96 T	40	101			3,600		3,600						
More: N	Total Yard Items:	3,600	Total Special Features:		Total:	3,600	IMAGE												AssessPro Patriot Properties, Inc			